

C8J/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-06-0141.2A

Z.A.P. DATE: March 4, 2014

SUBDIVISION NAME: Ridgeview Phase II

AREA: 31.857

LOT(S): 78

OWNER/APPLICANT: Ashton Austin Residential, LLC (Keith Pearson)

AGENT: LJA Engineering & Surveying, Inc. (Dan Ryan)

ADDRESS OF SUBDIVISION: SOUTH VIEW RD

GRIDS: A19

COUNTY: Travis

WATERSHED: Slaughter/Williamson Creek

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: SF, ROW, GRBL

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Ridgeview Phase II. The proposed final plat out of an approved preliminary plan is composed of 78 lots on 31.857 acres. The applicant proposes 75 single-family lots and 3 open space lots on 31.8 acres. Water and wastewater service is available from the City of Austin. Electric service will be provided by the Pedernales Electric Co-Op. Parkland dedication requirements have been satisfied by payment of fees in lieu of land dedication. The developer will be responsible for all costs associated with development.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State, County and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

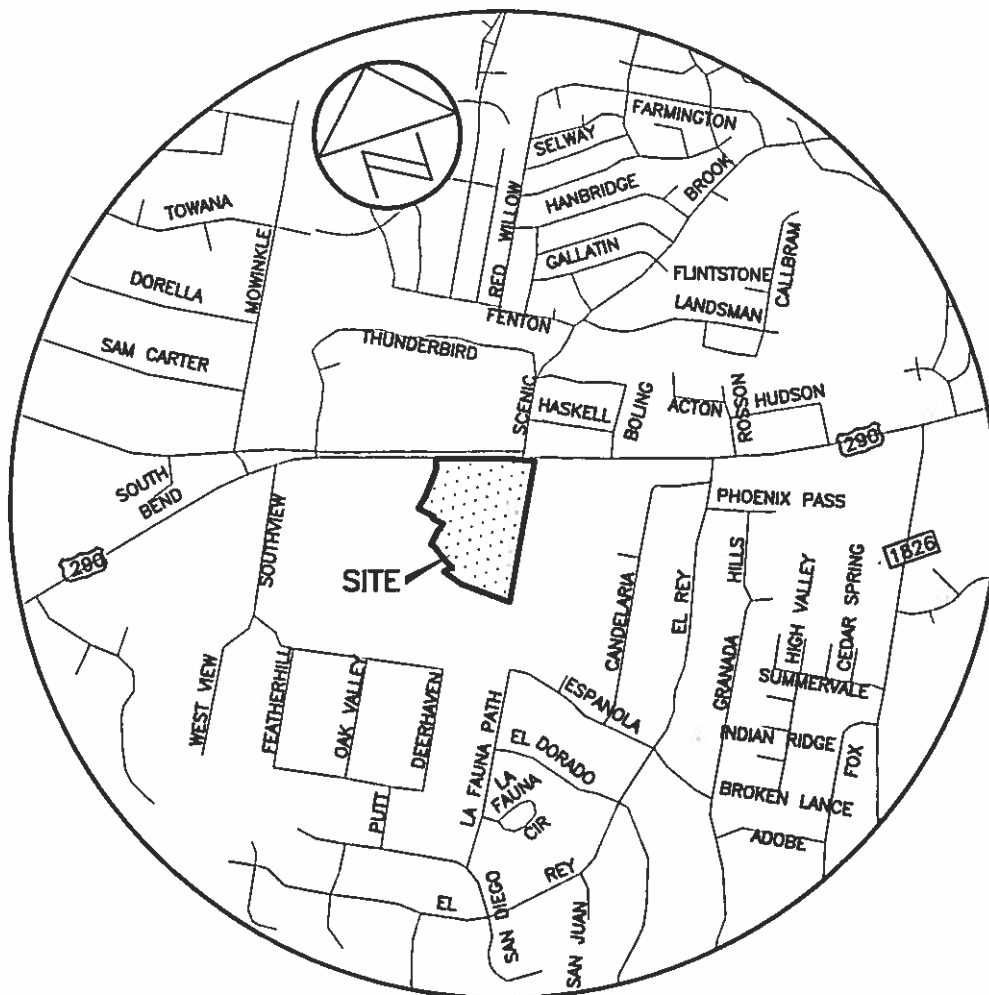
CITY STAFF: Don Perryman

PHONE: 512-750-6530

E-MAIL: don.perryman@austintexas.gov

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RIDGEVIEW PHASE II



LOCATION MAP
NOT TO SCALE

SCANNED

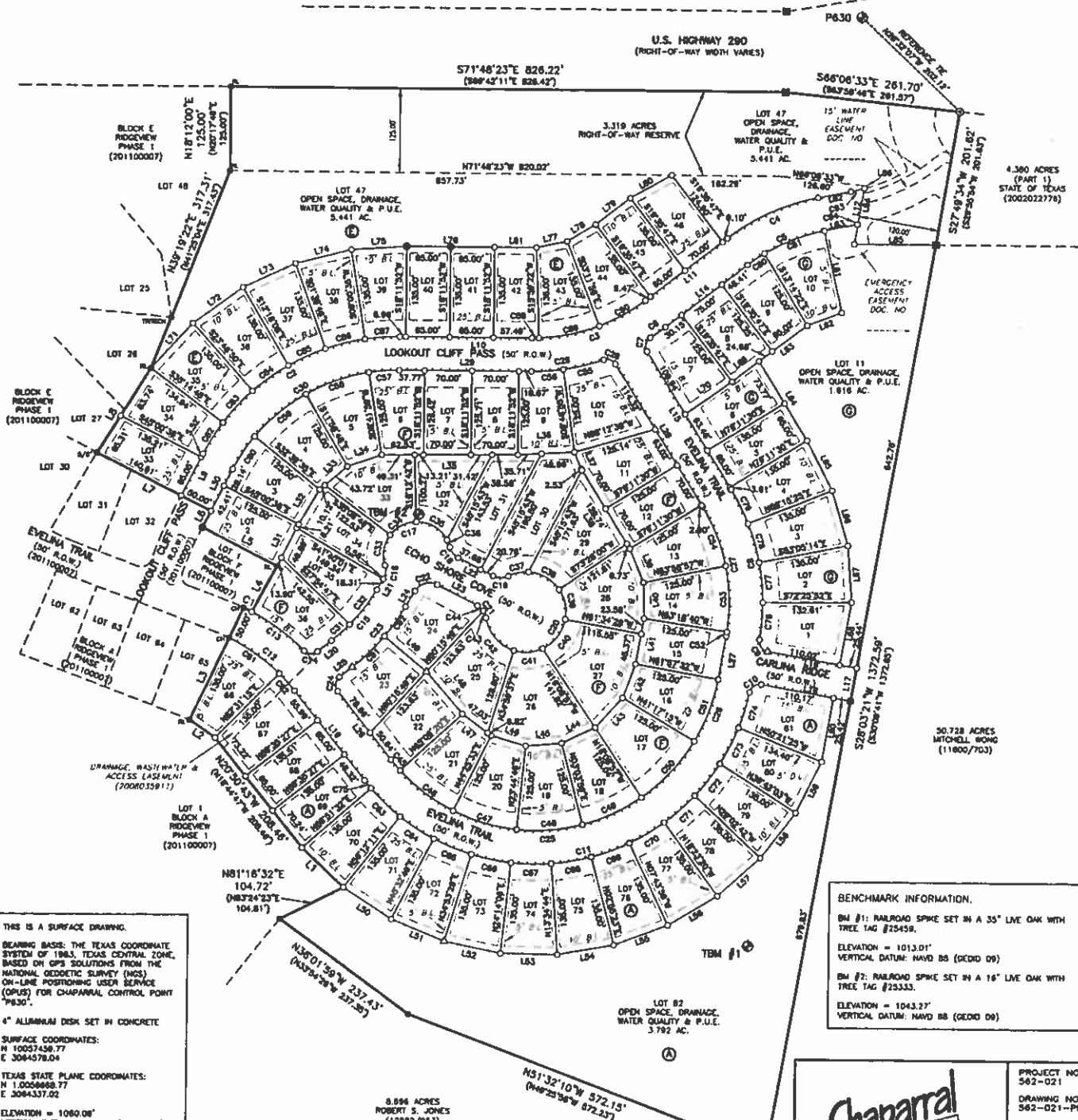
RIDGEVIEW PHASE II

CS/13

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "RL #4533" CAP FOUND
- ⊙ 1-00T TYPE II DISK FOUND
- CONC. HIGHWAY MON. FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
- ⊙ CONTROL POINT/BENCHMARK LOCATION
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- () RECORD INFORMATION

SCALE: 1" = 100'



BENCHMARK INFORMATION.

- BM #1: RAILROAD SPIKE SET IN A 35' LIVE OAK WITH TREE TAG #25458.
ELEVATION = 1013.01'
VERTICAL DATUM: NAVD 83 (GEOID 06)
- BM #2: RAILROAD SPIKE SET IN A 16' LIVE OAK WITH TREE TAG #25333.
ELEVATION = 1043.27'
VERTICAL DATUM: NAVD 83 (GEOID 06)

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P630".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10057458.77
E 3044578.04

TEXAS STATE PLANE COORDINATES:
N 10058868.77
E 3044337.02

ELEVATION = 1080.08'
VERTICAL DATUM: NAVD 83 (GEOID 06)

COMBINED SCALE FACTOR = 0.999921352
(FOR SURFACE TO GRID CONVERSION)

REVERSE SCALE FACTOR = 1.000078634
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.:
562-021

DRAWING NO.:
562-021-PL-REV

PLOT DATE:
01/31/14

PLOT SCALE:
1" = 100'

DRAWN BY:
JDB/PLC

SHEET
02 OF 04

CBS-06-0141.2A